

## CITY OF ISSAQUAH FINAL DETERMINATION OF NONSIGNIFICANCE (DNS)

**Description of Proposal:** Polygon Northwest is a residential builder. Polygon Northwest owns 265 residential units of Issaquah Highlands entitlement. Polygon Northwest also purchased 100 Transferred Development Rights (TDRs) from Park Pointe and seeks to use those TDRs in combination with their 265 units in Issaquah Highlands for a total of 365 residential units. As the original 265 residential units were reviewed for SEPA compliance with the Grand Ridge EIS, this SEPA decision is limited to the potential adverse impacts of the additional 100 units of TDRs. In addition to the SEPA review, Polygon Northwest is required to process a Major Amendment to the Issaquah Highlands Development Agreement. This Amendment must be approved by the City Council.

**Proponent:** Polygon Northwest  
1624 SE 5<sup>th</sup> Street, Suite 200  
Bellevue, WA. 98005  
Attn: Richard Rawlings

**Permit Number:** AB 7215, SEP17-00001

**Location of Proposal:** Westridge, Issaquah Highlands Area 4  
Parcel #: 272406-9209

**Lead Agency:** City of Issaquah

**Determination:** The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**Comments:** This DNS is issued under WAC 197-11-340(2). The proposed DNS was published in the *Issaquah Reporter* on 13 January 2017 and the lead agency did not act on this proposal for 21 days. Written comments could be submitted between January 13, 2017 and February 2, 2017. The Responsible Official considered comments received (see Notes 4 and 5 below) prior to the issuance of this Final DNS.

**Appeals:** There were no appeals filed on this decision.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

### Notes:

1. This threshold determination is based on review of the SEPA Checklist dated October 25, 2016; and, the *Polygon Westridge Residential Traffic Operations Analysis*, dated 29 December 2016.
- 2) The Final Staff Evaluation for this SEPA determination dated 3 January 2017, and updated 3 February, is incorporated by reference.
- 3) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities.

- 4) The City received comments on the proposed DNS from Ms. Connie Marsh on 5 January 2015 relating to parks and traffic; and Ms. Kim Collette expressing concerns over adding additional housing units to Issaquah Highlands.
- 5) The City and applicant discussed the information submitted on traffic and concluded:

Additional modeling will be required prior to approval of any Land Use Permit utilizing the additional 100 units. The modeling (with or without proposed mitigations) must meet the following criteria:

1. The model run shall be based on the traffic model from the approved Traffic Operations Analysis Report for Issaquah Highlands; and,
2. The "background" trips in the current model shall be superseded with "actual" trips based on AM and PM traffic counts conducted within the last 6 months of the date of the model run and use existing land uses and currently-planned land uses within Issaquah Highlands; and,
3. The transportation system shall be defined as "acceptable" if it meets all of the following criteria:
  - a. Complies with the travel-time requirement in the Microsoft Traffic covenant; and,
  - b. Complies with LOS D at each intersection movement within the Issaquah Highlands Couplet with or without modifications; and,
  - c. Complies with LOS D at each intersection movement within the Couplet with roadway modifications as long as those modifications can be completed within the existing Right of Way and the improvements are unambiguously described in the traffic analysis.

**SEPA Responsible Official:** Keith Niven, AICP, CEcD  
**Position/Title:** Economic Development & Development Services Director  
**Address/Phone:** P.O. Box 1307, Issaquah, WA 98027-1307, (425)837-3430.

**Date:** 3 February 2017

**Signature:** 

cc: Washington State Department of Ecology  
Muckleshoot Indian Tribe  
Snoqualmie Indian Tribe  
U.S. Army Corps of Engineers  
Washington State Department of Fish and Wildlife  
Washington State Department of Archeology and Historic Preservation (DAHP)  
Parties of Record